BOOK 5186 PAGE 163

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $

30,000.00 Scott Bastoky
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF AUGUST, 19 77

Carla Crabb
Notary Public

MY COMMISSION EXPIRES: 2-25-78
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney, 311 Plus Park Blvd, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott Bastoky (NAME)	Churchill Mortgage Corporation (NAME)	5DU 10101
429 Tampa Drive (STREET ADDRESS OR ROUTE NUMBER)	1835 Savoy Drive, N.E., 300 (STREET ADDRESS)	133-12
Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP)	Atlanta, Ga 30341 (CITY) (STATE) (ZIP)	69

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Horace J. Allen

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Scott Bastoky et ux Rhonda Bastoky

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING Lot No. 84, on the Plan of Windsor Park, of record in Book 3600, page 64, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Horace J. Allen, unmarried by deed from Esther P. Routh, unmarried of record in Book 4643, page 863, Register's Office, Davidson County, Tennessee.

THIS conveyance is subject to restrictions of record in Book 3251, page 18, Book 3816, page 784 and Book 3792, page 445, said Register's Office.

THIS conveyance is subject to sanitary sewer line easement of record in Book 3312, page 560, said Register's Office.

THIS conveyance is subject to 10 foot public utilities easement; 5 foot drainage easement and 30 foot minimum building setback line of record in Book 3600, page 64, said Register's Office.

THIS conveyance is subject to any and all existing easements of record.

unimproved ( )
This is improved (XX) property, known as 429 Tampa Drive (House Number) (Street) Nashville, Tennessee 37211 (P O Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 12TH day of AUGUST, 1977

Horace J. Allen Horace J. Allen

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Horace J. Allen

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 12TH day of AUGUST, 19 77

Commission expires 1/29/79

Earline Hooker
Notary Public

EARLINE HOOKER NOTARY PUBLIC AT LARGE STATE OF TENN.

STATE OF TENNESSEE
Davidson County

Before me, a Notary Public, within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the and respectively of the the within named bargainor, a corporation, and that (he / they) as such and, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said as such, and attesting the same by the said as such

Witness my hand and official seal at office at on this the day of, 19

My commission expires

Notary Public

E 21388

WARRANTY DEED

FROM
Horace J. Allen

TO
Scott Bastoky

IDENTIF. REFERENCE

AUG 19 9 57 AM '77

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

File Copy #12

AUG 19 77	CONV	30,000.00			
AUG 19 77	S'TAX		B*	78.00	
AUG 19 77	PR'FEE		B*	.50	
AUG 19 77	W'DEED		B*	4.00	* 82.50